

Wheaton Redevelopment Program -- No. 150401

Category
Agency
Planning Area
Relocation Impact

General Government
County Executive
Kensington-Wheaton
Yes

Date Last Modified
Previous PDF Page Number
Required Adequate Public Facility

March 31, 2004
7-18(04 App)
NO

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY03	Est. FY04	Total 6 Years	FY05	FY06	FY07	FY08	FY09	FY10	Beyond 6 Years
Planning, Design and Supervision	805	0	50	755	20	155	240	180	80	80	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	3,622	0	1,077	2,545	280	470	735	570	245	245	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	4,427	0	1,127	3,300	300	625	975	750	325	325	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	3,927	0	627	3,300	300	625	975	750	325	325	0
State Aid	500	0	500	0	0	0	0	0	0	0	0

ANNUAL OPERATING BUDGET IMPACT (\$000)

Maintenance				19	0	0	0	3	7	9	0
Program-Staff				87	0	0	0	16	31	40	0
Net Impact				106	0	0	0	19	38	49	0
Workyears					0.0	0.0	0.0	0.0	1.0	0.0	0.0

DESCRIPTION

This project provides for studies, streetscaping, facade improvements, historic preservation, site improvements, land acquisition, relocation, and demolition necessary to the renewal of the Wheaton urban revitalization/redevelopment area. This project represents a multi-project effort by Montgomery County to support the redevelopment of the Wheaton Central Business District (CBD). Land acquisition will be funded initially through ALARF, then reimbursed by a future appropriation from this project. The total cost of this project will increase when land expenditures are programmed.

The funds recommended in FY04 and FY05 will fund streetscape improvements to the Jones-Netterstrom site across from the Wheaton Metro Station and Gateway Park near the intersection of Viers Mill Road and Georgia Avenue. Expenditures recommended in FY05 also include funding to upgrade building facades in declining shopping centers and commercial properties. Related activities may be added to this project as work progresses, potentially resulting in cost increases.

Service Area

Wheaton CBD.

Plans and Studies

Wheaton Redevelopment Steering Committee, National Mainstreet Center Planning Study, Sector Plan, Approved Preliminary Plan of Subdivision of 2002. Pedestrian Safety is being considered during design.

Cost Change

Addition of Gateway Park, CBD streetscaping, and building facade improvements.

FISCAL NOTE

PAYGO will be substituted for G.O. bonds for the work associated with Gateway Park.

This project includes funding for:

1. Streetscape Improvements at the Jones-Netterstrom site - \$630,000
2. Gateway Park - \$497,000 (FY04 supplemental)
3. Central Business District Streetscape Improvements - \$2,050,000
4. Building Facade Improvements - \$1,250,000

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY04	(\$000)
Initial Cost Estimate		630
First Cost Estimate		
Current Scope	FY05	5,051
Last FY's Cost Estimate		630
Present Cost Estimate		4,427
Appropriation Request	FY05	300
Appropriation Request Est.	FY06	625
Supplemental		
Appropriation Request	FY04	497
Transfer		0
Cumulative Appropriation		630
Expenditures/		
Encumbrances		0
Unencumbered Balance		630
Partial Closeout Thru	FY02	0
New Partial Closeout	FY03	0
Total Partial Closeout		0

COORDINATION

Department of Public Works and Transportation
Department of Housing and Community Affairs
Mid-County Regional Services Center
State of Maryland
M-NCPPC
Historic Preservation Commission
Wheaton Chamber of Commerce
Private developers
Affected property owners and business owners
The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

MAP

